

091.0

0002

0016.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,155,700 / 1,155,700

ASSESSED:

1,155,700 / 1,155,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		KNOWLES FARM CIR, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: WU SIJIA	
Owner 2: LIU LUKAI	
Owner 3:	

Street 1: 6 KNOWLES FARM CIR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: DECARIS JEROME &amp; MARIE -

Owner 2: -

Street 1: 6 KNOWLES FARM CIRCLE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 6,038 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 3100 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6038		Sq. Ft.	Site		0	70.	1.00	5									420,800						420,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6038.000	734,900		420,800	1,155,700			
Total Card		0.139	734,900		420,800	1,155,700	Entered Lot Size		
Total Parcel		0.139	734,900		420,800	1,155,700	Total Land:		
Source: Market Adj Cost			Total Value per SQ unit /Card:	372.81	/Parcel:	372.8	Land Unit Type:		

## PREVIOUS ASSESSMENT

Parcel ID								
091.0-0002-0016.B								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	734,900	0	6,038.	420,800	1,155,700	1,155,700
2019	101	FV	560,800	0	6,038.	426,800	987,600	987,600
2018	101	FV	560,800	0	6,038.	318,600	879,400	879,400
2017	101	FV	541,200	0	6,038.	288,500	829,700	829,700
2016	101	FV	541,200	0	6,038.	276,500	817,700	817,700
2015	101	FV	529,000	0	6,038.	234,400	763,400	763,400
2014	101	FV	529,000	0	6,038.	222,400	751,400	751,400
2013	101	FV	529,000	0	6,038.	211,600	740,600	740,600

## SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
DECARIS JEROME	73210-450	1	8/30/2019			1,182,500	No	No					
RIERA LINDA C/T	65319-519		5/5/2015			866,750	No	No					
RIERA LINDA C,	63464-292		4/8/2014	Convenience		1	No	No					
SEAVER PROPERTY	47778-400		7/10/2006			770,000	No	No					
C & F REALTY CO	45224-19		5/23/2005	Portion-Asst		1,950,000	No	No		SUBDIVISION			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2016	32	Renovate	12,500	1/11/2016				reno 3rd fl add la
7/6/2011	666	Redo Bat	5,805					
1/20/2005	42	New Buil	177,500		G7	GR FY07	NEW 3 STRY, SF	

## ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2019	SQ Returned	JO	Jenny O
11/2/2016	Meas/Inspect	DGM	D Mann
11/2/2016	Permit Visit	DGM	D Mann
3/29/2012	Info Fm Prmt	BR	B Rossignol
4/1/2009	Meas/Inspect	163	PATRIOT
12/6/2006	MLS	MM	Mary M
5/17/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / / /

